BOX 10-B

BILL GARRETT, Davidson County
Trans: T20170035788 DEEDWARR
Recvd: 04/27/17 15:38 2 pgs
Fees: 13.00 Taxes: 384.80
20170427-0041671

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$104,000.00**

William Simpson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF April, 2017.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PLR PROPERTIES LLC	**SAME**	**071-11-0-066.00**
(NAME) **4117 HILLSBORO PIKE #103-305**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PLR PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1 and the northerly 15 feet of Lot No. 2 on the map of W.B. Dews' Subdivision of 7 acres parted off the north side of G. Scruggs, deceased, land of record in Book 332, page 53, Register's Office for said County.

Said Lot No. 1 and part of Lot No. 2 adjoin in front together 50 feet on the westerly side of Meridian Street and run back between lines with the southerly margin of Gateway Avenue, 150 feet to an alley measuring 51 feet thereon.

Being the same property conveyed to Coordination Plus, LLC, a Tennessee limited liability company from Eric Jones, unmarried, by deed dated March 17, 2004 recorded as Instrument No.20040325-0033710, Register's Office for Davidson County, Tennessee.

****2017 Property Taxes are assumed by the Grantee herein.****

This conveyance is subject to any and all easements, restrictions and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **1436 MERIDIAN STREET, NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered **EXCEPT FOR THE DEED OF TRUST of record as Instrument No. 20040325-0033711 and Modification Agreement of record in Instrument No. 20090112-002953 which the Grantee has expressly assumed and agreed to pay**, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of April, 2017.

COORDINATION PLUS, LLC

By: **Virginia N. Pitts, Chief Manager**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Virginia N. Pitts,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Chief Manager of Coordination Plus, LLC, the within-named bargainor, a Tennessee Limited Liability Company and that she as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Coordination Plus, LLC, by herself as such Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 27 day of April, 2017.

My Commission expires: NOVEMBER 5, 2018

Notary Public

